

Adopted at Meeting of 11/8/73

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON APPLICATION FOR APPROVAL
OF THE REDEVELOPMENT PROJECT LOCATED IN THE
SOUTH END URBAN RENEWAL AREA ON TREMONT STREET
BETWEEN RUTLAND SQUARE AND CONCORD SQUARE AND
ON TREMONT STREET BETWEEN WORCESTER STREET AND
CONCORD SQUARE BY HII CORPORATION FOR
CONCORD HOUSES ASSOCIATES

A. The Hearing. A public hearing was held at 2:30 p.m. on September 6, 1973, in the offices of the Boston Redevelopment Authority (hereinafter called "the Authority") at the New City Hall, Room No. 921, Boston, Massachusetts by the Authority on an Application (hereinafter called "the Application") filed by HII Corporation for Concord Houses Associates (hereinafter called "the Applicant") for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended (hereinafter called "the Project"), due notice of said hearing having been given previously by publication on August 21, 1973, in the Boston Herald-American, a daily newspaper of general circulation published in Boston, and mailing postage prepaid in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Robert Farrell, Chairman of the Authority, and James G. Colbert, Joseph J. Walsh and James K. Flaherty, members of the Authority, were present throughout the hearing.

B. The Project. The Project consists of the construction,

operation and maintenance by a limited partnership regulated under Chapter 121A of approximately 181 apartment units and appurtenant facilities on two parcels of land in the South End Urban Renewal Project area. The Project location consists of two vacant Urban Renewal parcels, Parcels RC-4 and RC-5. Parcel RC-4 consists of 15,273 square feet located on the north side of Tremont Street between Rutland Square and Concord Square. Parcel RC-5 consists of approximately 44,650 square feet on the north side of Tremont Street between Concord Square and Worcester Street. The premises on which the Project is to be located are hereinafter referred to as "the Project Area." The land is presently owned by the Authority. The Project is to be financed under Section 236 of the National Housing Act.

The Applicant proposes to build the following structures and facilities on the Project Area:

1. On Parcel RC-4, the Applicant proposes to build a 7-story structure, 64.8 feet high and containing 91 apartment units (79 one-bedroom units, 7 two-bedroom units, 4 three-bedroom units, and one four-bedroom unit), an activity room of approximately 1,300 square feet which will open directly on to a roof garden of approximately 1,500 square feet, a laundry room, and approximately 1,180 square feet of commercial space for a small convenience grocery store. All of the one and two-bedroom units will be for elderly persons, except one two-bedroom unit located at the street level which will house a resident superintendent. The three and four-bedroom units will be at ground level and will have separate entrances from the street. The site contains parking for 13 cars.

2. On Parcel RC-5, the Applicant proposes to build another 7-story building, approximately 64 feet high containing 90 units, of which 65 apartments will be one-bedroom units, 20 two-bedroom units, 4 three-bedroom units and one a four-bedroom unit. None of the apartments in this building are intended for occupancy by elderly persons. As in the case of the elderly building, however, the three and four-bedroom units will have entrances directly from the street level, rather than through the lobby. This building will include a community room and a laundry room. There is on-site parking for 52 cars. Approximately 13,800 square feet of the site are allocated to a tot-lot and a park.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

The Project, as defined in the Application, constitutes a Project within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the construction, operation and maintenance of decent, sanitary and safe residential buildings and appurtenant facilities.

D. Project Area Substandard, Decadent and Blighted Open. Pursuant to the adoption of the South End Urban Renewal Plan, Project Mass. R-56, adopted by the Authority on September 23, 1965 and

approved by the City Council of the City of Boston on December 6, 1965, as amended, the parcels and buildings which now make up the Project Area were found to be substandard and decadent. Pre-existing structures have been demolished by the Authority pursuant to the Urban Renewal Plan. The sites have been vacant for several years and can now be fairly described, in addition, as "blighted open areas." More specifically, the location where the Project is proposed has been characterized by the presence of dwellings which by reason of severe dilapidation, defective sanitation facilities, and over-crowding have become detrimental to the safety, health, and morals, welfare and the sound growth of the surrounding community. The South End Urban Renewal Project Area, as a whole, had been characterized by the existence of a large number of buildings which were out of repair, physically deteriorated, unfit for human habitation, obsolete, or in need of major maintenance or repair. A degree of decline had occurred so that it had become improbable that the area would be redeveloped by the ordinary operations of private enterprise.

These conditions warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a Project within the meaning of that law. The purposes of Chapter 121A and Chapter 652 of the Acts of 1969 will be met by this Project. The demand for decent, safe and sanitary housing for elderly persons and for families at rentals below those which the conventional operations of the real estate market produces is,

as a matter of common knowledge, intense in this area of the City. Long waiting lists face any elderly person who seeks admission to existing public housing for elderly projects. Construction of substantial and handsome structures will serve to alleviate this intense demand and will, in addition, encourage the conservation and improvement of an area of a substantial number of dwellings located adjacent to the Project Area. The Project will provide adequate financial return to the City of Boston. Exhibit E of the Application sets forth the amounts to be paid by agreement to the City of Boston in addition to the excise tax prescribed by Section 10 of Chapter 121A. In summary, this agreement provides that the Applicant will pay approximately 16% of the gross rents of the Project on account of taxes in each of the 40 calander years next following the year 1973.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application and the Project is practicable. The estimated cost is \$4,847,000. The Project is to be built under mortgage insurance and interest subsidy furnished by the U.S. Department of Housing and Urban Development (HUD) under Section 236 of the National Housing Act of 1949, as amended. This program provides interest subsidies which produce an effective interest rate of 1% per year over a period of 40 years. Under FHA regulations, an irrevocable mortgage commitment will not be issued until after completion of working drawings and specifications. All funds which will be required in addition to those expected to be obtained

from HUD under the 236 Program will, in addition to resources of HII Corporation, be raised by the sale of limited partnership interests. The Application contains a form of partnership agreement illustrating, in a general fashion, the organizational framework of the partnership, to be called Concord Houses Associates. Experience with similar financing and organizational methods persuades the Authority that the financial program is realistic.

F. Consistency with Master Plan. As stated in Chapter X, Section 1001 of the South End Urban Renewal Plan, "This Urban Renewal Plan is in conformity with the General Plan for the City of Boston and with its Program for Community Improvements."

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The project will, in fact, forward the best interests of the City and will constitute a public use and benefit. The structures to be erected under the Project have been reviewed by the Design Review Staff of the Authority and, pursuant to the proposed Land Disposition Agreement, are subject to further design review. The Authority finds that they will enhance the general appearance of the area and furnish attractive and necessary living accommodations. The location proposed is excellent for housing, having ready access to public transportation, access to a public library, access to the parklike areas of Concord Square and Rutland Square.

The carrying out of the Project will not in itself involve the destruction or alteration of any existing structures nor, in any way, the displacement of any persons from their present dwellings.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

H. Environmental Considerations. Conformably with the provisions of Section 62 of Chapter 30 of the General Laws (as inserted by Chapter 781 of the Acts of 1972), and the regulations thereunder filed by the Secretary of Environmental Affairs of the Commonwealth on June 29, 1973, the Authority has made an environmental assessment report which contains, among others, the following findings:

1. The Project does not adversely affect any recreational areas or any aesthetic values in the surrounding area. Indeed, the Project sensitively encloses certain spaces. The design of the Project accomodates considerations arising by reason of the fact that the area of the South End in which the Project is located has been designated on the National Register of Historic Places.

2. No natural or man-made places are affected by the Project.

3. The Project affects no archeological structure or site. The Project is designed to interact harmoniously with the dominantly, 19th century character of surrounding buildings.

4. The Project does not affect the potential use, extraction, or conservation of a scarce natural resource.

5. The Project Area is urban and, therefore, does not serve as a habitat for wild life.
6. Being urban, the Project has no impact on any wilderness areas.
7. The Project will require deviations from the zoning code of the City of Boston as further detailed herein, but not in such manner as will cause damage to the environment.
8. The Project does not require certification, authorization or issuance of a permit by any local, state, or federal environmental control agency. However, the Applicant has submitted an environmental impact statement to HUD, which must approve the Project.
9. The Project does not involve the disposal of potentially hazardous materials.
10. The Project does not involve the construction of facilities in a flood plain.
11. The Project, except necessarily during the construction phase, does not result in the generation of a significant amount of noise.
12. The Project does not result in a deleterious effect on the quality of any portion of the State's air or water resources.
13. The Project does not affect an area of important scenic value. The Project does affect an area with significant architectural attributes but is designed harmoniously with those attributes.

Therefore, the Authority concludes that the Project will not cause any environmental damage and, in its opinion, no further reports need to be filed.

As a result of the investigation and report of the Authority staff and of its own knowledge, the Authority further finds that other than the filing of the Assessment of Environmental Damage form in conformity with the rules and regulations adopted by the Executive Office of Environmental Affairs attached hereto and marked "A" no other action must be taken and that the Authority hereby determines that the Project will not cause significant environmental damage and that the secretary of the Authority be instructed to file such with said Executive Office of Environmental Affairs as set forth in the Environmental Assessment form.

I. Minimum Standards. The minimum standards for financing, construction, maintenance, and improvement of the Project, as set forth in Exhibit D filed with and attached to the Application, are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended.

In addition to the minimum standards set forth in Exhibit D, the Authority hereby requires that the Applicant, prior to obtaining a building permit, 1) enter into a regulatory agreement with the Authority pursuant to the requirements of General Laws, Chapter 121A, Section 18C and containing such other terms and conditions as the Authority may in its discretion deem necessary and appropriate; 2) submit to the Authority for its review and approval such plans and specifications for the Project as the Authority may require, and accept such changes and modifications thereto as the Authority may deem necessary or appropriate; and 3) adhere to such design review controls and requirements as the Authority may in its discretion impose.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a Church.

The Project does not involve the construction of units which constitute a single building under the Boston Building Code and Zoning Law.

J. Zoning Deviations. Exhibit C filed with the attached to the application lists the zoning deviations. For the reasons set forth in the Application and supporting documents, including said Exhibit C, and a supplement to Exhibit C filed at the hearing on September 6, 1973, and on the basis of the evidence presented at the hearing, and in this report, the Authority hereby finds that each and everyone of the permissions hereinafter granted is reasonably necessary for the carrying out of the total Project and may be granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations respectively.

In summary, the zoning deviations from which permission is sought, are as follows:

Building A - Disposition Parcel RC-4

- 1) Floor area ratio - Permit deviation to allow F.A.R. of 4.75.
- 2) Useable open space per dwelling unit - Permit deviation from section 17.1 to allow 2,000 square feet per unit.
- 3) Front yard - Permit deviation from section 18.3 so as to eliminate minimum front yard requirement.
- 4) Minimum side yard - Permit deviation from sections 19-1 and 19-6 to eliminate side yard requirement.
- 5) Use of rear yard for off-street parking - Permit deviation from section 10-1 to permit accessory parking in rear yard.
- 6) Traffic visibility across corner - Permit deviation from section 18-3.

- 7) Setback of parapet - Permit deviation from section 21-5 to avoid setback over second floor along rear line.
- 8) Parking - Permit deviation under Article 23 to permit 13 off-street spaces and permit deviation from section 23-9(d) to allow parking spaces which are 8½' x 16'.

Building B - Disposition Parcel RC-5

- 1) Minimum front yard - Permit deviation from section 18-3 so as to eliminate front yard requirement.
- 2) Minimum side yard - Permit deviation from sections 19-1 and 19-6 to eliminate side yard requirement.
- 3) Use of rear yard for off-street parking - Permit deviation from section 10-1 to permit accessory parking in rear yard.
- 4) Traffic visibility across corner - Permit deviation from section 18-3.
- 5) Parking - Permit deviation under Article 23 to permit 52 off-street spaces.

TABLED: October 25, 1973

RE-SUBMITTED: November 8, 1973

MEMORANDUM

4 L

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
CONCORD HOUSES ASSOCIATES
DISPOSITION PARCELS RC-4 AND RC-5
APPROVAL OF 121A REPORT AND DECISION AND
STATEMENT OF POSITIVE ENVIRONMENTAL IMPACT

On September 6, 1973, a public hearing was held for Approval of the Formation of Concord Houses Associates pursuant to Chapter 121A of the General Laws of Massachusetts.

The Applicants sought consent for the formation of a limited partnership which entity would develop two 7 story buildings on Parcels RC-4 and RC-5 in the South End containing 180 units of low-moderate income housing under an FHA insured mortgage.

The Authority Staff has also made inquiry into the Environmental Impact of the project pursuant to Sections 61 and 62 of Chapter 30 of the Massachusetts General Laws. The proposal of Concord Houses Associates has thus been examined both as to its Environmental Impact and as to its 121A criteria and is found fully acceptable.

It is therefore appropriate at this time that the Authority adopt the Report and Decision for Concord Houses Associates and approve the Project as having no significant negative Environmental Impact.

An appropriate Vote is attached.

Attachment

ENVIRONMENTAL ASSESSMENT FORM

CONCORD HOUSES
BOSTON, MASSACHUSETTS

EXECUTIVE OFFICE:

BOSTON REDEVELOPMENT AUTHORITY

PROJECT IDENTIFICATION:

CONCORD HOUSES

PREDICTED DATES:

COMMENCEMENT:

MARCH 1, 1974

COMPLETION:

SEPTEMBER 1, 1976

PROJECTED COST:

\$4,847,264.00

I. BACKGROUND INFORMATION

1. Brief Description of the Proposed Project and of the Boston Redevelopment Authority's Involvement in the Proposed Project.

Concord Houses is a Rental Section 236 Interest Subsidy Project of 181 units. The Project will consist of two seven-story, 64 foot high, brick structures with bay windows. The buildings will be located on two vacant urban renewal parcels which are part of the South End Urban Renewal Area. The Plan was adopted in 1965 by the Boston Redevelopment Authority and the City of Boston. Subsequent to the Plan's adoption, the sites were cleared for the eventual purpose of residential use. The Project is in conformance with the Urban Renewal Plan and is intended to complement the existing aesthetic tradition of the old row houses prevalent in the neighborhood.

Parcel RC-4 is located on Tremont Street between Rutland and Concord Squares. The site includes approximately 15,000 square feet. The structure will include 90 units (78 one-bedroom, 7 two-bedroom, 4 three-bedroom and 1 four-bedroom), an activity room (2,076 square feet) which will open directly onto a roof garden (1100 square feet), a laundry room, and 1250 square feet of commercial space for a small grocery store. All of the one and two bedroom units will be for the elderly. The three and four bedroom units will be at ground level and will have separate entrances from the street. The site will include, parking for 13 cars.

Parcel RC-5 is located adjacent to RC-4 on Tremont Street between Concord Square and Worcester Street. The site is approximately 45,000 square feet. The building will contain 91 units (66 one-bedroom, 20 two-bedroom, 4 three bedroom, and 1 four-bedroom). None will be designated as elderly units. Like the elderly building, though, the three and four bedroom units will have entrances directly from the street level rather than through the lobby. The building will also include a community room and a laundry room. On the site, space will be provided for 52 cars as well as a tot-lot and a park, totaling 13,800 square feet.

As a result of the implementation of the Concord Houses Project, 181 units of low and moderate income housing will be built on two adjacent sites in the South End. In sum, this Project will:

- (1) Provide desperately needed housing for the elderly, for the relocation of families displaced by public and private action both in the South End in surrounding areas like the Fenway, and for families living in substandard housing and/or paying substantially more than they can afford.
- (2) Reinforce the sound growth of the community by building a site cleared by public action for the purpose of residential development. This site now acts as a blighting influence on the area.
- (3) Reinforce the character of the neighborhood through the design of the proposed building.

- (4) Have an insignificant impact on the services and infrastructure of the South End.

In addition to being the Redevelopment Authority, the Boston Redevelopment Authority's role also results from III Corporation's request for approval and consent to organize a Limited Partnership, Concord Houses Associates, under the provisions of Mass. G. L. (Ter. Ed.) Chapter 121A. The approval process for 121A designation requires the submission of an application to the Boston Redevelopment Authority, Public Notice, and a Public Hearing. During this Hearing, the issues raised pursuant to General Laws, Chapter 30, Section 62 will be raised and discussed.

2. Description of the Geographical Area which will be Affected by the Project, Including Distinguishing Natural and Man-Made Characteristics, and a Brief Description of the Present Use of the Area or Areas.

The project will be located on two presently vacant lots (RC-4 and RC-5). These sites are extremely well located with access to numerous local services (i. e., schools, a library, a fire station, playground and retail services). In addition, the tenants will have excellent access to the Prudential Center commercial area either by walking or by bus service as well as to the central business district of Boston by either bus or rapid transit.

The physical character of the South End is typified by the removal of unsafe and unsanitary structures, incompatible land uses and other blighting influences through the demolition or rehabilitation of existing

structures and the construction of 4000 units of new construction (2200 units of which are started or completed). The primary exception to this appraisal is the two sites proposed for Concord Houses which, in their vacant state, act as a blighting influence on the neighborhood.

II. ASSESSMENT OF ENVIRONMENTAL DAMAGE

	<u>Short Term</u>	<u>Long Term</u>
✓1. Could the Project Affect the Use of a Recreational Area or Area of Important Aesthetic Value?	No	No

The project area is now two vacant lots which act as a blighting influence on the neighborhood. Moreover, the site, in its present vacant state, is not consistent with the aesthetic character of the area. The proposed design for the project has been approved by the Boston Redevelopment Authority as well as by all concerned neighborhood organizations.

	<u>Short Term</u>	<u>Long Term</u>
✓2. Are Any of the Natural or Man-Made Features in the Affected Area Unique; that is, not found in Other Parts of the Commonwealth or Nation?	No	No

There are no unique natural or man-made features in the affected area.

	<u>Short Term</u>	<u>Long Term</u>
✓3. Could the Project Affect an Historical or Archaeological Structure or Site?	No	No

There are no historical or archaeological structures or sites in the area that the project could affect.

	<u>Short Term</u>	<u>Long Term</u>
✓4. Could the Project Affect the Potential Use, Extraction, or Conservation of a Scarce Natural Resource?	No	No

There are no known scarce natural resources on the site that the project could affect.

		<u>Short Term</u>	<u>Long Term</u>
✓5.	Does the Project Area Serve as a Habitat, Food Source, Nesting Place, Source of Water, etc. for Rare or Endangered Wildlife or Fish Species?	No	No

The project area, a vacant lot, does not serve as a habitat, food source, nesting place, source of water, etc. for any rare or endangered wildlife or fish species.

		<u>Short Term</u>	<u>Long Term</u>
✓6.	Could the Project Affect Fish, Wildlife, or Plant Life?	No	No

The project will not affect fish, wildlife, or plant life. Only trees and some other plant life are found in the area, and these will not be affected by the project.

		<u>Short Term</u>	<u>Long Term</u>
✓7.	Are there Any Rare or Endangered Plant Species in the Affected Area?	No	No

There are no rare or endangered plant species in the affected area.

		<u>Short Term</u>	<u>Long Term</u>
8.	Could the Project Change Existing Features of Any of the Commonwealth's Fresh or Salt Waters or Wetlands?	No	No

The project, which does not contain or abut any fresh or salt waters or wetlands, will not affect them.

	<u>Short Term</u>	<u>Long Term</u>
9. Could the Project Change Existing Features of Any of the Commonwealth's Beaches?	No	No

The project, which is not located on or near any beach, will not affect any of the Commonwealth's beaches.

	<u>Short Term</u>	<u>Long Term</u>
10. Could the Project Result in the Elimination of Land Presently Utilized for Agricultural Purposes?	No	No

The site and surrounding areas are not utilized for agricultural purposes and, hence, the project will not eliminate land presently used for agriculture.

	<u>Short Term</u>	<u>Long Term</u>
✓11. Will the Project require a Variance from, or Result in a Violation of, Any Statute, Ordinance, By-Law, Regulation or Standard, the Major Purpose of which is to Prevent or Minimize Damage to the Environment?	No	No

The project will not require a variance from, or result in a violation of, any statute, ordinance, by-law, regulation or standard, the major purpose of which is to prevent or minimize damage to the environment.

		<u>Short Term</u>	<u>Long Term</u>
✓ 12.	Will the Project Require Certification, Authorization or Issuance of a Permit by any Local, State or Federal Environmental Control Agency?	No	No

The project will require authorization from the Department of Housing and Urban Development which is subsidizing the project.

		<u>Short Term</u>	<u>Long Term</u>
✓ 13.	Will the Project Involve the Application, Use or Disposal of Potentially Hazardous Materials?	No	No

No materials which could be hazardous to the environment will be used in the construction of or disposed as a result of the construction of the project.

		<u>Short Term</u>	<u>Long Term</u>
✓ 14.	Will the Project Involve Construction of Facilities in a Flood Plain?	No	No

The proposed project is not located on a flood plain.

		<u>Short Term</u>	<u>Long Term</u>
✓ 15.	Could the Project Result in the Generation of Significant Amounts of Noise?	No	No

After the construction of the project is completed, the only sources which could have a long term contribution to the acoustic environment at the site would be ventilation equipment and mechanical equipment room noise (from boilers, pumps, etc.). However, proper installation, careful location, and normal noise control measures which

will be incorporated into the final specifications of this equipment will assure that these sources will be virtually inaudible to passers-by in the street, to occupants of the building and to nearby neighbors.

During construction, the noise levels generated by construction equipment at the site will vary greatly during any one day and over the entire construction period. The levels will depend on the phase of construction, the types of equipment used at any particular time, the number of noise sources, the length of duty cycle of the equipment, the average noise level for each piece of equipment, its location and so on.

First, substantial construction noise will be limited to approximately the first twelve months of construction. After that period, most work will be within the building. Second, construction will be limited to the hours of 8:00 AM to 4:00 PM when the ambient noise levels caused by traffic on Tremont Street will be highest. These high ambient levels mean that the relative impact (that is, increase above the ambient) will be less than if the ambients were very low. There will be no pile driving at the site. In sum, it is our conclusion that the impact of this project on noise levels is not significant.

	<u>Short Term</u>	<u>Long Term</u>
16. Could the Project Result in the Generation of Significant Amounts of Dust?	No	No

While the site is being excavated, a period of one to two weeks, there is the possibility that dust could be generated. However, if there is a problem, the earth will be wet-down by the contractor.

Dust could also be created by the disposal of materials from the site. However, all such disposal will be done through enclosed chutes. In sum, no dust and, at most, no significant amounts of dust will be generated by the proposed project.

	<u>Short Term</u>	<u>Long Term</u>
17. Will the Project Involve the Burning of Brush, Trees, Construction Materials, etc.?	No	No

No brush, trees, construction materials or other materials will be burned at the site or in the project area. All such materials will be trucked away from the site.

	<u>Short Term</u>	<u>Long Term</u>
✓18. Could the Project Result in a Deleterious Effect on the Quality of any Portion of the State's Air or Water Resources?	No	No

Sewage and drainage from the project and site will be disposed of through the City of Boston's sewage system and will therefore not pollute the state's water resources?

The project will use gas or oil for heating fuel and the heating system will meet all air pollution emission guidelines established by the City of Boston and the state.

As for pollution from automobiles, it is anticipated that the number of vehicles associated with this building will be approximately sixty-five which will not have an impact on air quality given the heavy traffic in the project area.

		<u>Short Term</u>	<u>Long Term</u>
✓19.	Could the Project Affect an Area of Important Scenic Value?	No	No

The project will replace a vacant site with two seven-story buildings, which have been approved by the Boston Redevelopment Authority and concerned neighborhood organizations. In sum, this project will improve the aesthetics of the area.

		<u>Short Term</u>	<u>Long Term</u>
20.	Will the Project Result in Any Form of Environmental Damage not Included in the Above Questions?	No	No

The project will not result in any other form of environmental damage not included in the above questions.

III. STATEMENT OF NO SIGNIFICANT ENVIRONMENTAL EFFECTS

Not Applicable.

IV. CONCLUSIONS

Place a check in the appropriate box.

1. (X) It has been determined that the project will not cause significant environmental damage. No further reports will be filed.
2. () It has been determined that the project may cause significant environmental damage. A draft environmental impact report will be submitted on

The draft report will be:

3. () Standard
4. () Extensive
5. () Combined
6. Joint, in participation with _____, with designated as the lead agency.

SIGNATURE OF PREPARING OFFICER:

TITLE:

ADDRESS:

TELEPHONE:

VOTED: That the document presented at this meeting entitled "Report and Decision on the Application of Concord Houses Associates for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter. Ed.), Chapter 121A, as amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Formed Under Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under said Chapter 121A", which Report and Decision includes a determination by the Authority that said Project has no significant negative Environmental Impact, be and hereby is approved and adopted.